

SUPERIOR AUCTION & APPRAISAL LLC

SELLER'S DUE DILIGENCE REPORT

Huebner Real Estate

N6822 Left Ft. Lake Rd. Crivitz, WI 54114



OPEN FOR INSPECTION:

Sunday, October 15th from 1:00pm – 3:00pm CST

REAL ESTATE AUCTION:

Monday, November 13th 2017

Superior Auction and Appraisal LLC

1107 Thirteenth Street Menominee, MI 49858

Phone: (906) 864-2942

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INTERNET ONLY REAL ESTATE AUCTION TERMS AND CONDITIONS

TERMS:

A 10% non refundable earnest money in the form of a certified check, cash or wire transfer within 24 hour of the close of auction, with the balance of purchase price due at closing, FOR EACH PARCEL. Purchaser shall be responsible for all wire transfer fees. Closing will be within 30 days. There will be a buyer's fee of 10% added to the bid price to equal the final purchase price. **Example:** Bid Price \$100,000 plus \$10,000 (10% buyer's Fee) equals purchase price of \$110,000.

This online only auction is a cash sale not contingent on or subject to financing, appraisal, survey or inspections of any kind.

AUCTION END TIMES:

Superior Auction & Appraisal Online Only Auctions are timed events and all bidding will close at specified time. Superior Auction & Appraisal Online Only Auctions also have an auto extend feature. If any bids are placed in the final 10 minutes of an auction, the auction ending time will be automatically be extended 10 minutes from the time the bid was placed. **Example:** if an auction scheduled to close at 6:00 receives a bid at 5:59, the close time will automatically extend 6:09. The auto extends feature remains active until no further bids are received within a 10-minute time frame. Auction company employees and/or Auction Company may bid on auction items.

ACCEPTANCE OF BID PRICES:

Successful bidder(s) will be required to enter into a purchase agreement immediately following the close of the auction, if the Seller accepts their offer. This real estate is being offered "with reserve" meaning that the Seller has the right to accept or reject any and all bids.

Superior Auction & Appraisal will supply the seller's documents to be executed and buyer will be required to fax or e-mail the signed document back to Superior Auction & Appraisal within 24 hours of the end of the auction. Bidder(s) will also sign an Agency disclosure as well as a property condition report and Lead Based paint disclosure which all buyers will waive the right for an inspection post sale. Successful bidders not executing and returning contracts with earnest money deposit within 24 hours will be considered in default. Any and all inspections that a buyer may want must be done at buyer's expense prior to auction. This includes the 10 day inspection period for lead based paint in single family homes built prior to 1978.

BRIEF OUTLINE OF WHAT TO EXPECT AFTER THE CLOSE OF THE AUCTION:

1. At close of auction, Auction Company will contact Seller(s) for confirmation of bid amounts. (This is a "Reserve Auction", meaning the seller(s) has the right to accept or reject any and all offers)
2. Auction Company will contact Bidders after the close of the auction.
3. Auction Company will email or fax signed Agreement between Seller(s) & Buyer(s) for Buyers signature on Agreement, if offers are accepted.
4. Buyer(s) must then return signed agreement to Auction Company & deposit 10% of Final Purchase Price (Bid Price + 10% Buyer's Fee) as NON-REFUNDABLE earnest money, to Superior Auction & Appraisal, LLC within 24 hours of close of auction.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price from Bay Title & Abstract

DEED: Seller shall provide a Warranty Deed

POSSESSION: Possession at closing. No Exceptions.

REAL ESTATE TAXES: All taxes will be prorated to day of closing using previous year's tax amount.

EASEMENTS: Subject to any and all easement of record.

ZONING: This property is subject to all state and local zoning ordinances.

ACREAGE: Parcel dimensions and acreages are based on legal descriptions.

BIDDER VERIFICATION:

The identity of all bidders will be verified, bidding rights are provisional, and if complete verification is not possible, Superior Auction & Appraisal will reject the registration, and bidding activity will be terminated. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. Bidders agree to keep their username and password confidential, as they are responsible for ANY and ALL activity involving their account. When using the web site you must obey any and all local state and federal laws. Violations will result in termination of web site use privileges.

AGENCY:

Superior Auction & Appraisal, LLC, and its representatives are agents of the Seller.

BUYERS AGENCY:

All buyers are responsible to notify auctioneers of any potential buyers agency contracts in place before registration and bidding on the auction and no later than 24 hours prior to auction close.

NEW DATA, CORRECTIONS, AND CHANGES:

The Auction Company will notify all registered bidders of any changes, corrections, or additions to the property information.

DISCLAIMER & ABSENCE OF WARRANTIES:

The property is being sold on an AS IS, WHERE IS basis, and no warranty or representation either expressed or implied concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. All decisions of the Auction Company are final. Any dispute between auctioneers and buyers will be dealt with through arbitration in Menominee County, MI. By bidding on the property at auction, buyer agrees to all terms and conditions set forth.

Each buyer is responsible in conducting their own due diligence on the property before bidding.

Participating in this auction requires that you agree to the full Terms & Conditions listed in the Registration Process.

ANY ANNOUNCEMENTS MADE BY THE AUCTIONEERS ON DAY OF SALE TAKE PRECEDENCE OVER THIS PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

LEGAL DESCRIPTIONS

Property has recently been surveyed. Full Legal Description will be available through Bay Title & Abstract.

Property #1

Part of NW NE in Section 33 T32N R20E

Assessor's Parcel No. 032-02954.000 (parcel split)

Property Address:

N6822 Left Foot Lake Road
Crivitz, WI 54114

Property #2

Part of SW NE in Section 33 T32N R20E

Assessor's Parcel No. 032-02956.001

Property Address:

Adjoining N6822 Left Foot Lake Road
Crivitz, WI 54114

Town of Stephenson, County of Marinette, State of Wisconsin

PROPERTY TAXES

2016

****Property #1: \$1,445.29**

Property #2: \$91.32

**** 2016 taxes were for 18.7 acres with structures vs. the current offering of 7.4 Acres with structures**

The above information was provided by the Seller of the real estate.

GENERAL INFORMATION

Property #1

This charming four bedroom, two bath farmhouse is located in a serene, rural setting on 7.4 Acres less than one mile from Left Foot Lake and Peshtigo River Campground. This charming country farmhouse features a long, private driveway, tranquil setting, wood burning fireplace, full basement and central air for year round comfort.

SITE:

Site Area: 7.409 Acres
Zoning Description: A-Residential
Electricity: 100 amp
Heating: Natural Gas FWA
Cooling: Central Air
Water: Private - well
Sanitary Sewer: Conventional septic system –
750 gallon with 200' drain field
Street: Asphalt – Public

MAIN HOUSE:

Design: Farmhouse
Year Built: 75+ Years Old
Number of Stories: 2
Total Bedrooms: 4
Total Bathrooms 1.75
Location: Rural/Residential
Fireplace: Wood-burning with triple-wall
chimney

View: Woodland with Fire pit Area,
Beautiful mature trees

Foundation: Full basement
Garage: 1.5 Detached

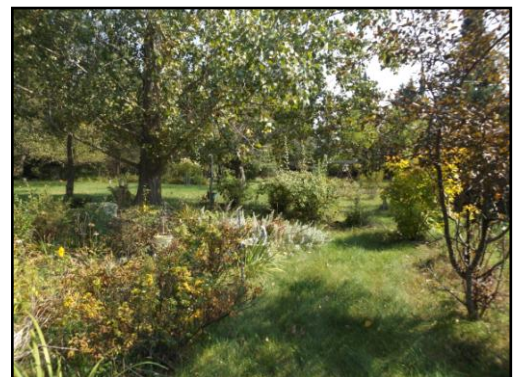
EXTERIOR DESCRIPTION:

Foundation Walls: Poured Concrete
Exterior Walls: Vinyl
Roof Surface: Asphalt Shingles
Window Type: Triple Pane Thermo Windows
Porches: Large Southern-Style front porch,
back deck

OUTBUILDINGS:

Garage
Storage Shed
Woodshed

*The above information was provided by the
Seller of the real estate.*



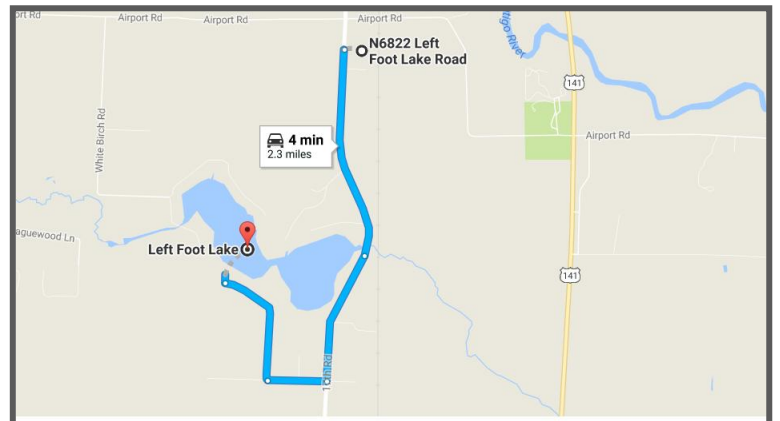
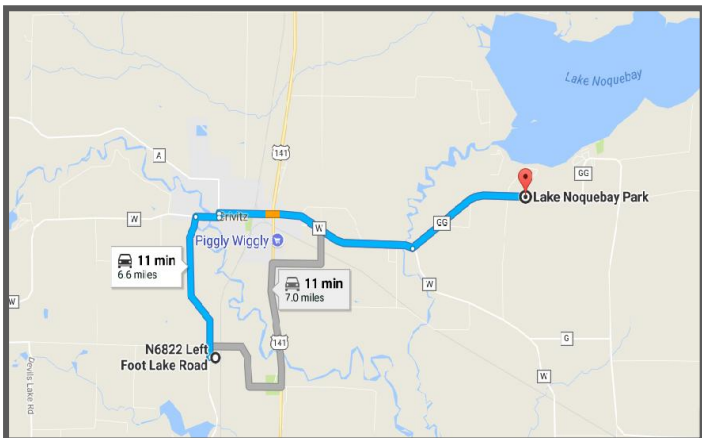
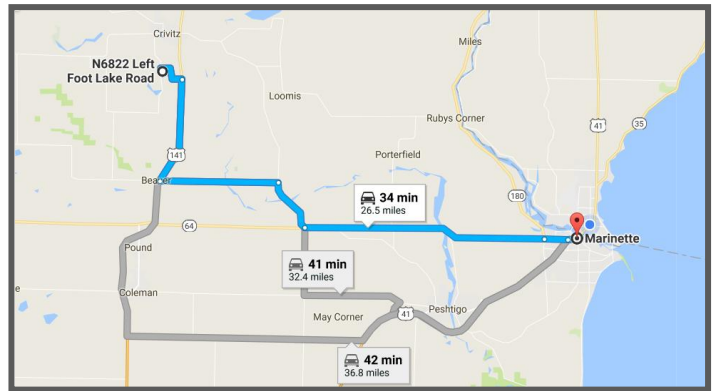
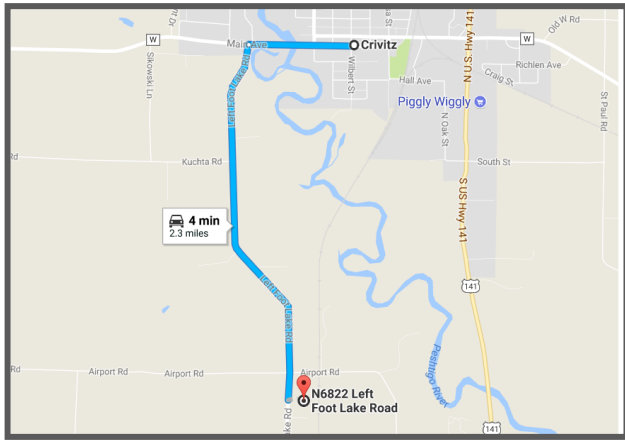
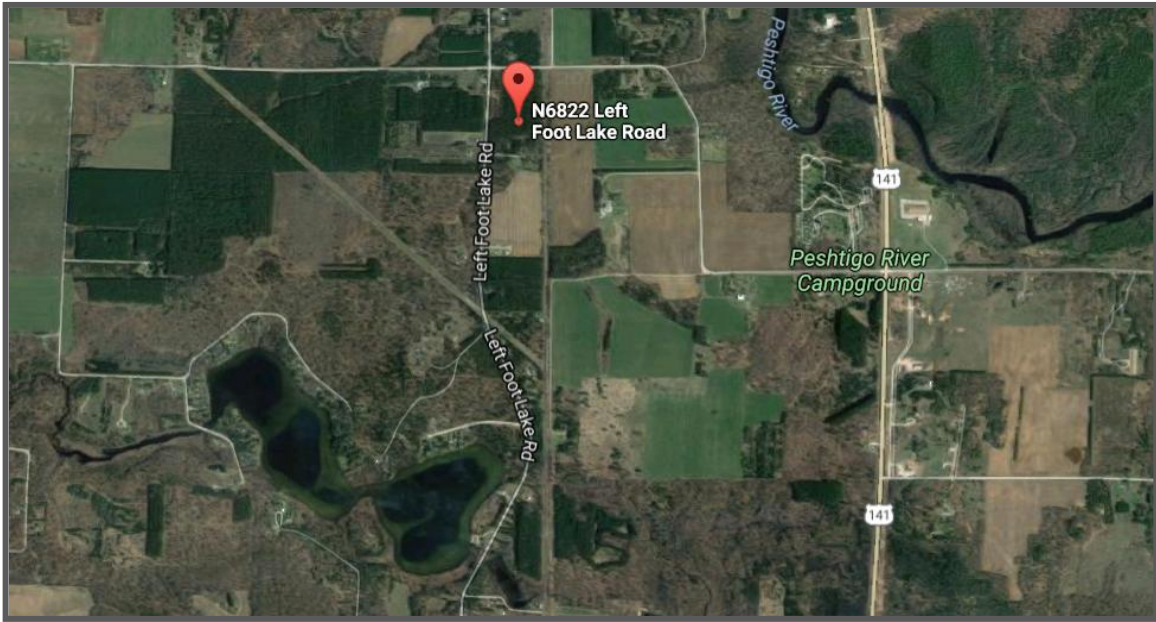
GENERAL INFORMATION

Property #2

Adjacent to Property #1 is a parcel of 15.8 additional acres, tillable and ready for agriculture with a portion of woodlands



Maps



RECREATION & LEFT FOOT LAKE INFORMATION

WATERFALLS: Marinette County – Waterfalls Capital of Wisconsin!

GOVERNOR THOMPSON STATE PARK: 2800 acres 18 miles northwest of Crivitz!

WHITE WATER RAFTING: just ½ hour northwest of Crivitz on the Peshtigo River!

FISHING: an abundance of lakes, streams & rivers nearby! Muskies, walleye, bass, blue gills, trout, northern pike, sturgeon and more!

GOLF: some of the most beautiful courses in northeast WI are just minutes from Crivitz!

HUNTING: Public hunting land within 20 miles!

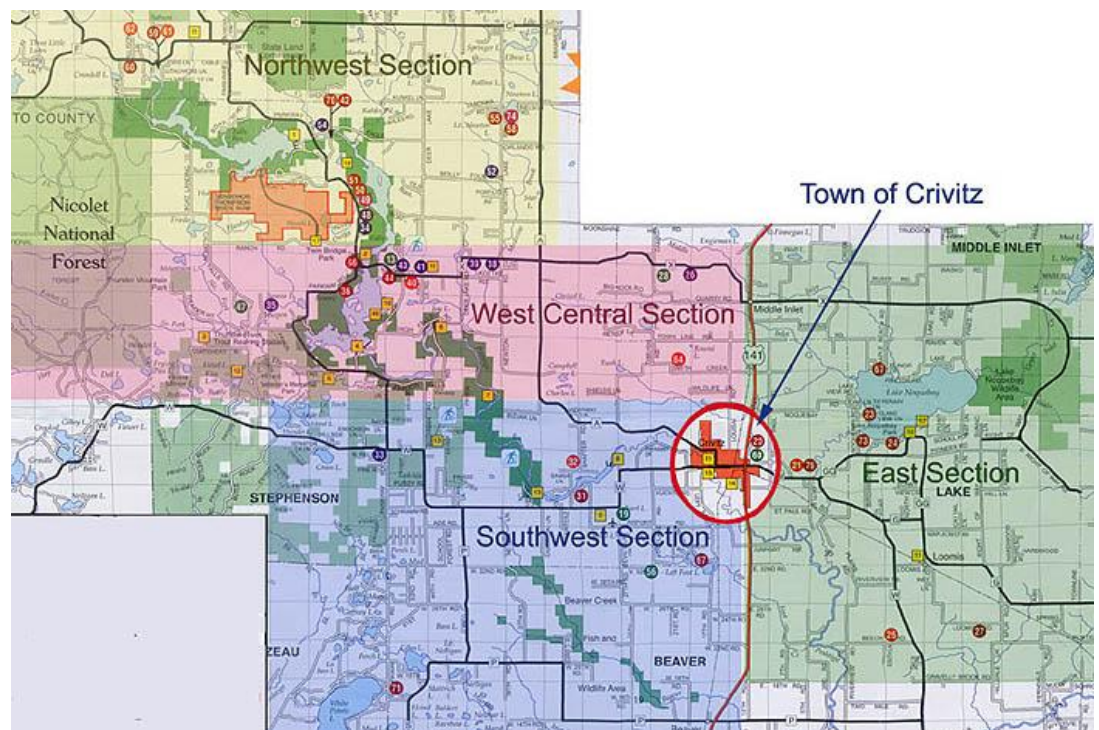
BOATING & BIG WATER: Lake Nocquebay and the Peshtigo River Flowages are close by. Tour the flowages & explore the many forested islands in the area! Enjoy two outstanding WATERSKI SHOWS- the Crivitz Ski Cats and the Twin Bridge Ski team!

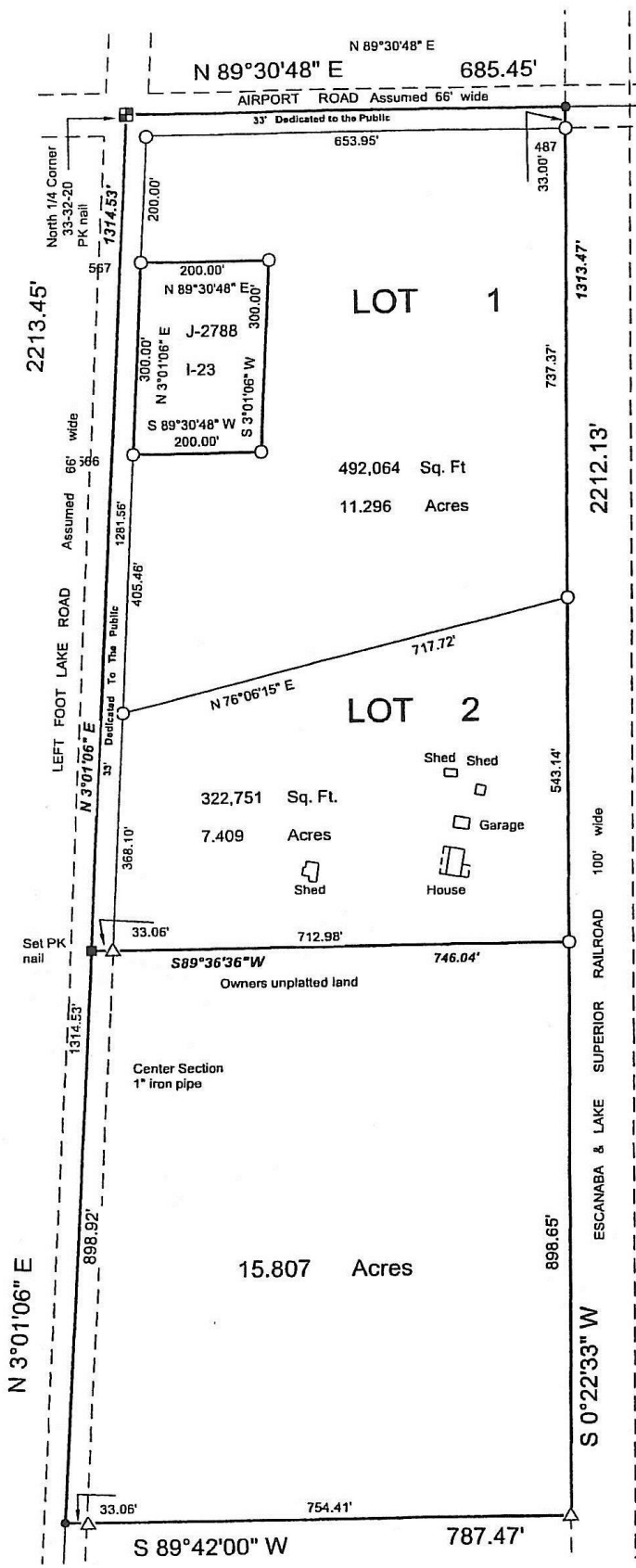
SNOWMOBILING: Extensive well-groomed trails right next door! Multiple snowmobile clubs who take pride in caring for 100's of miles of trails!

ATV/UTV TRAILS: The Crivitz Area has over 400 miles of local trails for the ATV/UTV enthusiasts!

X-COUNTRY SKIING: Available right out your back door and on nearby groomed ski trails!

LEFT FOOT LAKE: from your front door, just 3 miles to a boat landing and GREAT fishing year-round!





64,882 Sq. Ft
 1.490 Acres

Dedicated to the
 Public for Road purposes
 in the NW 1/4 of the NE 1/4
 by Certified Survey Map



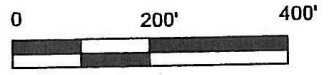
Bearings referenced to Grid North of the
 Marquette County Coordinate System

**PRELIMINARY
 DRAWING**

NOT FINAL CHECKED

LEGEND

- Section Corner
- 1/16 Corner
- PK nail set
- 3/4" x 18" iron rod and cap set (1.501 lb/lin ft.)
- △ Triangle



House

REAL ESTATE CONDITION REPORT

THIS CONDITION REPORT CONCERNS THE REAL PROPERTY LOCATED AT N6822 Left Fort Lake Road
(STREET ADDRESS)
 IN THE Township OF Stephenson, COUNTY
(CITY) (VILLAGE) (TOWN)
 OF Maine, STATE OF WISCONSIN. THIS REPORT IS A DISCLOSURE OF THE CONDITION OF THAT
 PROPERTY AS OF 9 15, 2017, IN COMPLIANCE WITH SECTION 709.02 OF THE WISCONSIN STATUTES.
(MONTH) (DAY)

IT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR ANY AGENTS REPRESENTING ANY PRINCIPAL IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PRINCIPALS MAY WISH TO OBTAIN.

OWNER'S INFORMATION

- B.1. In this form, "am aware" means to have notice or knowledge. In this form, "defect" means a condition that would have a significant adverse effect on the value of the property; that would significantly impair the health or safety of future occupants of the property; or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.
- B.2. The owner discloses the following information with the knowledge that even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the property. The owner hereby authorizes any agent representing any principal in this transaction to provide a copy of this statement, and to disclose any information in the statement, to any person in connection with any actual or anticipated sale of the property.
- B.3. The owner represents that to the best of his or her knowledge the responses to the following statements have been accurately noted as "yes", "no" or "not applicable" to the property being sold. If the owner responds to any statement with "yes", the owner shall provide, in the additional information area of this form, an explanation of the reason why the response to the statement is "yes".
- B.4. If the transfer is of a condominium unit, the property to which this form applies is the condominium unit, the common elements of the condominium and any limited common elements that may be used only by the owner of the condominium unit being transferred.

STATEMENTS

	Yes	No	N/A	See Expert's Report*
C.1. I am aware of defects in the roof. <i>(problem area on porch roof)</i>	<u>X</u>			
C.2. I am aware of defects in the electrical system.		<u>X</u>		
C.3. I am aware of defects in part of the plumbing system (including the water heater, water softener and swimming pool) that is included in the sale.		<u>X</u>		
C.4. I am aware of defects in the heating and air conditioning system (including the air filters and humidifiers).		<u>X</u>		
C.5. I am aware of defects in the well, including unsafe well water.		<u>X</u>		
C.6. I am aware that this property is served by a joint well.		<u>X</u>		
C.7. I am aware of defects in the septic system or other sanitary disposal system.		<u>X</u>		
C.8. I am aware of underground or aboveground fuel storage tanks on or previously located on the property. (If "yes", the owner, by law, may have to register the tanks with the Department of Commerce at P.O. Box 7970, Madison, Wisconsin 53707, whether the tanks are in use or not. Regulations of the Department of Commerce may require the unused tanks.)		<u>X</u>		
C.9. I am aware of an "LP" tank on the property. (If "yes", specify in the additional information space whether or not the owner of the property either owns or leases the tank).		<u>X</u>		
C.10. I am aware of defects in the basement or foundation (including cracks, seepage and bulges).		<u>X</u>		

See
Expert's
Report*

	Yes	No	N/A	See Expert's Report*
C.11. I am aware that the property is located in a floodplain, wetland or shoreland zoning area.	_____	<input checked="" type="checkbox"/>	_____	_____
C.12. I am aware of defects in the structure of the property.	_____	<input checked="" type="checkbox"/>	_____	_____
C.13. I am aware of defects in mechanical equipment included in the sale either as fixtures or personal property.	_____	<input checked="" type="checkbox"/>	_____	_____
C.14. I am aware of boundary or lot line disputes, encroachments or encumbrances (including a joint driveway).	_____	<input checked="" type="checkbox"/>	_____	_____
C.15. I am aware of a defect caused by unsafe concentrations of, or unsafe conditions relating to radon, radium in water supplies, lead in paint, lead in soil, lead in water supplies or plumbing system, or other potentially hazardous or toxic substances on the premises.	_____	<input checked="" type="checkbox"/>	_____	_____
C.16. I am aware of the presence of asbestos or asbestos-containing materials on the premises.	_____	<input checked="" type="checkbox"/>	_____	_____
C.17. I am aware of a defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of, hazardous or toxic substances on neighboring properties.	_____	<input checked="" type="checkbox"/>	_____	_____
C.18. I am aware of current or previous termite, powder-post beetle or carpenter ant infestations.	_____	<input checked="" type="checkbox"/>	_____	_____
C.19. I am aware of defects in a wood burning stove or fireplace or of defects caused by a fire in a stove or fireplace or elsewhere on the property.	_____	<input checked="" type="checkbox"/>	_____	_____
C.20. I am aware either that remodeling affecting the property's structure or mechanical systems was done or that additions to this property were made during my period of ownership without the required permits.	_____	<input checked="" type="checkbox"/>	_____	_____
C.21. I am aware of federal, state, or local regulations requiring repairs, alterations or corrections of an existing condition.	_____	<input checked="" type="checkbox"/>	_____	_____
C.22. I have received notice of property tax increases, other than normal annual increases, or am aware of pending property reassessments.	_____	<input checked="" type="checkbox"/>	_____	_____
C.23. I am aware that remodeling that may increase the property's assessed value was done.	_____	<input checked="" type="checkbox"/>	_____	_____
C.24. I am aware of proposed or pending special assessments.	_____	<input checked="" type="checkbox"/>	_____	_____
C.24.m. I am aware that the property is located within a special purpose district, such as a drainage district, that has the authority to impose assessments against the real property located within the district.	_____	<input checked="" type="checkbox"/>	_____	_____
C.25. I am aware of the proposed construction of a public project that may affect the use of the property.	_____	<input checked="" type="checkbox"/>	_____	_____
C.26. I am aware of subdivision homeowners' associations, common areas co-owned with others, zoning violations or nonconforming uses, rights-of-way, easements, or another use of a part of the property by nonowners, other than recorded utility easements.	_____	<input checked="" type="checkbox"/>	_____	_____
C.27. I am aware of other defects affecting the property.	_____	<input checked="" type="checkbox"/>	_____	_____

ADDITIONAL INFORMATION

	Yes	No	N/A	See Expert's Report*
D.1. I am aware that a structure on the property is designated as a historic building or that part of the property is in a historic district.		X		
D.2. Land sold with the property has been valued under Wis. Stat. §70.32 (2r) (use-value assessment).		X		
D.3. I am aware of the presence of unsafe levels of mold, or roof, basement, window or plumbing leaks, or overflow from sinks, bathtubs or sewers, or other water or moisture intrusions or conditions that might initiate the growth of unsafe levels of mold.		X		
D.4. The owner has lived on the property for <u>55+</u> years.				
D.5. Explanation of "yes" responses. (See B.3.)				

C.1 small portion of porch roof needs fixing
the lower edge of it.

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.widocoffenders.org> or by phone at 608-240-5830

OWNER'S CERTIFICATION

E. The owner certifies that the information in this report is true and correct to the best of the owner's knowledge as of the date on which the owner signs this report.

NOTE: Wisconsin Statute 709.035 requires owners who, prior to acceptance, obtain information which would change a response on this report, to submit a new report or an amended report to the prospective buyer.

Owner [Signature] Date 9-15-17 Owner _____ Date _____
 Owner _____ Date _____ Owner _____ Date _____

CERTIFICATION BY PERSON SUPPLYING INFORMATION

F. A person other than the owner certifies that he or she has supplied information on which the owner relied for this report and that information is true and correct to the best of that person's knowledge as of the date on which the person signs this report.

Person _____ Items _____ Date _____ Person _____ Items _____ Date _____
 Person _____ Items _____ Date _____ Person _____ Items _____ Date _____

NOTICE REGARDING ADVICE OR INSPECTIONS

G. THE PROSPECTIVE BUYER AND THE OWNER MAY WISH TO OBTAIN PROFESSIONAL ADVICE OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN THEM WITH RESPECT TO ANY ADVICE, INSPECTIONS, DEFECTS OR WARRANTIES.

BUYER'S ACKNOWLEDGMENT

H.1. THE PROSPECTIVE BUYER ACKNOWLEDGES THAT TECHNICAL KNOWLEDGE SUCH AS THAT ACQUIRED BY PROFESSIONAL INSPECTORS MAY BE REQUIRED TO DETECT CERTAIN DEFECTS SUCH AS THE PRESENCE OF ASBESTOS, BUILDING CODE VIOLATIONS AND FLOODPLAIN STATUS.

H.2. I ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

Prospective Buyer _____ Date _____ Prospective Buyer _____ Date _____
 Prospective Buyer _____ Date _____ Prospective Buyer _____ Date _____

BELOW TO BE COMPLETED AT CLOSING

Except as noted below, there have been no significant changes in the property from these conditions as existed and were stated on _____, 20____.
 Explain: _____

(Seller) Upon Closing of Property. _____ Date _____ (Seller) Upon Closing of Property. _____ Date _____

If conditions have changed, Buyer to initial here _____ to acknowledge receipt of modified form.

*NOTE: All information appearing in italics in this REAL ESTATE CONDITION REPORT is purely of a supplemental nature and is not part of the REAL ESTATE CONDITION REPORT required pursuant to Section 709.03 of the Wisconsin Statutes.

Sample Disclosure Format for Target Housing Sales
Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

Lead Warning Statement

N6822 Left Fort Lake Rd. Civitz, WI

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (initial)

GH (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

GH (b) Records and reports available to the seller (check one below):

Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

_____ (c) Purchaser has received copies of all information listed above.
 _____ (d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
 _____ (e) Purchaser has (check one below):

Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

_____ (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

<u>Gene Zullner</u>	9-15-17		
Seller	Date	Seller	Date
Agent	Date	Agent	Date
Purchaser	Date	Purchaser	Date